



Langthorpe, Boroughbridge £1,300 Per Month

Stephensons are pleased to offer for rent this spacious, 3 bedroom family home located less than 1 mile from the historic town of Boroughbridge. The generously proportioned rooms are complimented by a well maintained garden. An early viewing is strongly advised to avoid missing out on this larger than average 3 bedroom property.



Inside there is entrance porch and under stairs storage, opening through to a spacious dual aspect kitchen with garden views, integrated oven and hob, plumbing for a washing machine and space for a fridge/freezer and washer. Laminate floor and ample storage.

Two reception rooms, one with electric fire, one with stylish log burning stove and each with large windows overlooking the gardens. Three bedrooms (two doubles with fitted wardrobes) and recently refitted family bathroom to the first floor.



Outside

GARDENS - Mature gardens to the front, large patio to side and rear. There is also a recently purchased 8x10 shed provided by the landlords.

PARKING - Driveway parking for 3 cars

No smokers. Children Accepted and Pets Considered

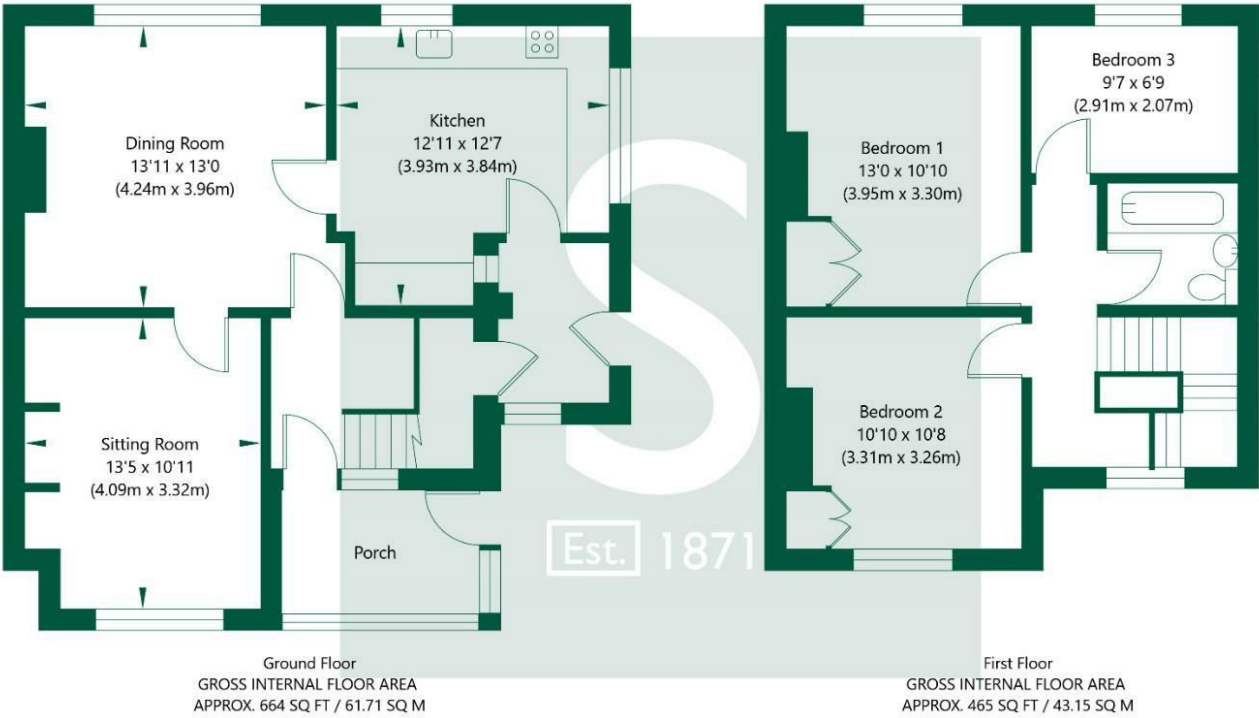
LPG Heating, mains electric, water and drains.

EPC - 44 (E)

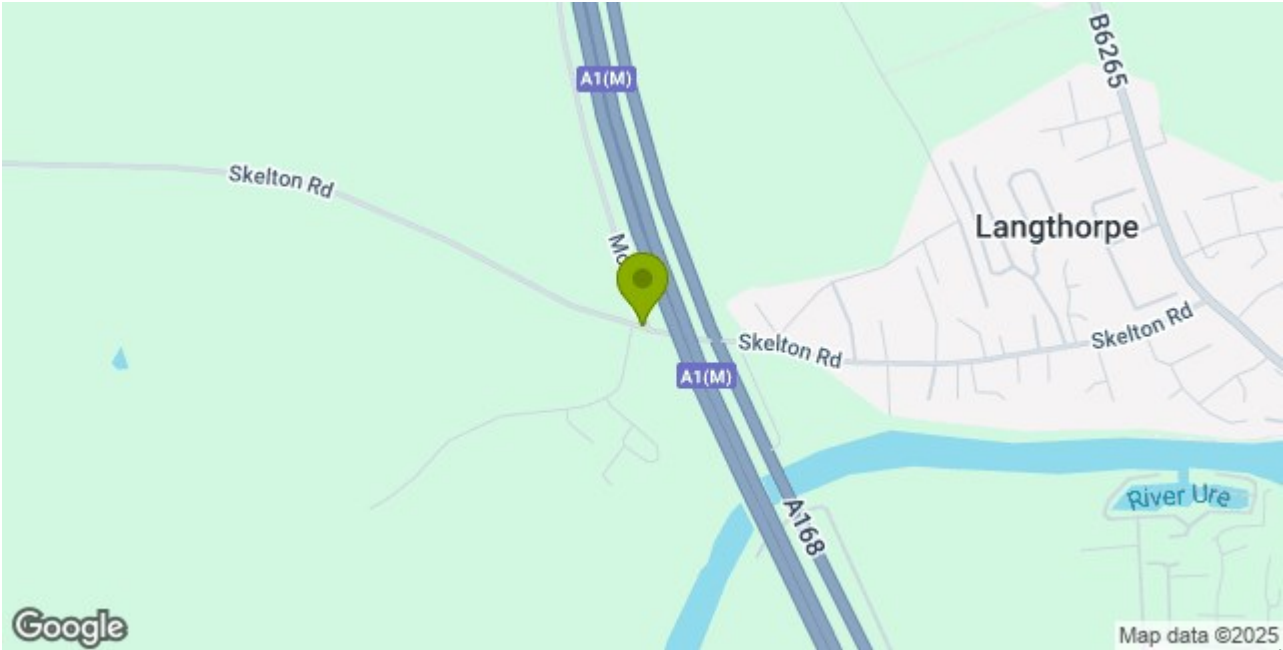
Council Tax Band - Band D Harrogate

Viewings - Strictly Via Letting Agent 01904 625533





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1129 SQ FT / 104.86 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

